

IN RE: PETITION FOR ADMIN. SPECIAL
HEARING - W/S Falls Road, 500' S of
the c/l of Pine Hill Farms Road
(14140 Falls Road)
8th Election District
3rd Councilmanic District

Anikumar J. Hoffberg, et ux
Petitioners

* BEFORE THE
* DEPUTYZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 99-329-SPH
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Administrative Special Hearing filed by the owners of the subject property, Anikumar J. and Beverly T. Hoffberg. The Petitioners seek approval of a waiver, pursuant to Sections 26-171 and 26-172(b) of the Baltimore County Code, of Sections 26-203(C)(8) and 26-278 thereof, to raze, alter, or construct an addition to an existing historic building. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127(b)(1) of the Baltimore County Code, and a floor plan of the property depicting the existing and proposed improvements. The information submitted is persuasive that the proposed improvements are consistent with the character and historic features of the existing dwelling and will not be inappropriate. Furthermore, the Landmarks Preservation Commission reviewed the Petitioners' proposal at its meeting on December 10, 1998, and approved the addition as proposed, as evidenced by the Zoning Plans Advisory Committee comments submitted by the Office of Planning, dated March 10, 1999. There is no evidence in the file to indicate that the requested

ORDER RECEIVED FOR FILING

Date 3/18/99

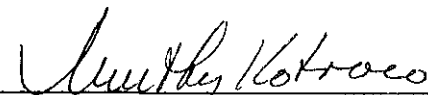
By [Signature]

waiver would adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 18th day of March, 1999 that the Petition for Special Hearing seeking approval of a waiver, pursuant to Sections 26-171 and 26-172(b) of the Baltimore County Code, of Sections 26-203(c)(8) and Section 26-278 thereof, to raze, alter, or construct an addition to an existing historic building, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Pursuant to the Office of Planning comment dated March 10, 1999, the Petitioners shall submit photographic documentation of the proposed improvements, prepared to National Register Standards, as required by the County Historian.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 3/18/99
By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

March 19, 1999

Mr. & Mrs. Anilkumar J. Hoffberg
14140 Falls Road
Butler, Maryland 21023

RE: PETITION FOR ADMINISTRATIVE SPECIAL HEARING
W/S Falls Road, 500' S of the c/l of Pine Hill Farms Road
(14140 Falls Road
8th Election District - 3rd Councilmanic District
Anilkumar J. Hoffberg, et ux - Petitioners
Case No. 99-329-SPH

Dear Mr. & Mrs. Hoffberg:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Special Hearing has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel; Case File

Petition for Administrative Special Hearing

to the Zoning Commissioner of Baltimore County



for the property located at 14140 FALLS ROAD
which is presently zoned RC 2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing to approve a waiver pursuant to Sections 26-171, 26-172(b), Baltimore County Code of Sections 26-203(C)(8) and Section 26-278 to raze, alter or construct
Approval for demolition permit + building permit for house on nomination list
for historic preservation. Commission approval for both demolition permit + construction
granted Dec. 1998.
of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

addition to
building

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

None
Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

None
Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

ANIL KUMAR J. + BEVERLY T. HOFFBERG
Name - Type or Print

Signature

Beverly T Hoffberg
Name - Type or Print

Signature

P.O. Box 127. 14140 Falls Rd. 7850385
Address Telephone No.

Butler Md 21023
City State Zip Code

Representative to be Contacted:

Owner at office 410 5398300
Name

or at home 410 785-0383
Address Telephone No.

City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, It is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

Reviewed By JTH Date 2-19-99

Estimated Posting Date 2-28-99

ORDER RECEIVED FOR FILING

Case No. 99-329-SPN

Date 2/18/98

By

Affidavit

in Support of Administrative Special Hearing

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 14140 FALLS ROAD
Address

BUTLER MD 21023
City State Zip Code

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

[Signature]
Signature

[Signature]
Signature

Anilkumar J. Hoffberg
Name - Type or Print

Beverly T. Hoffberg
Name - Type or Print

PRINCE GEORGE'S
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 18th day of February, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Anilkumar J. Hoffberg and Beverly T. Hoffberg

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

February 18, 1999
Date

Christina L. Morgan
Notary Public

My Commission Expires August 1, 2002

Affidavit

in Support of Administrative Special Hearing

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 14140 Falls Road
Address

Bethesda Md. 21023
City State Zip Code

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Anil Kumar J. Hoffberg
Signature

Anilkumar J. Hoffberg
Name - Type or Print

Beverly T. Hoffberg
Signature

Beverly T. Hoffberg
Name - Type or Print

PRINCE GEORGE'S
STATE OF MARYLAND, COUNTY OF ~~BALTIMORE~~, to wit:

I HEREBY CERTIFY, this 18th day of February, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Anil Kumar J. Hoffberg and Beverly T. Hoffberg

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

February 18, 1999
Date

Christina S. Morgan
Notary Public

My Commission Expires August 1, 2002

Petition for Administrative Special Hearing

to the Zoning Commissioner of Baltimore County



for the property located at 14140 FALLS ROAD
which is presently zoned RC 2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing to approve a waiver pursuant to Sections 26-171, 26-172(b), Baltimore County Code of Sections 26-203(C)(8) and Section 26-278 to raise, alter or construct

Approval for demolition permit & building permit for house on nomination list for historic preservation. Commission approval for both demolition & construction granted Dec. 1998.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

addition to building

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

None
Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

None
Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

ANILKUMAR J. & BEVERLY T. HOFFBERG
Name - Type or Print

Signature

Anilkumar J. Hoffberg
Name - Type or Print

Beverly T. Hoffberg
Signature

P.O. Box 127 - 14140 Falls Rd.
Address Telephone No.

Butler, Md. 21023
City State Zip Code

Representative to be Contacted:

Owner at office 410-539-8300
Name

or at home 410-785-0383
Address Telephone No.

City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

Case No. 99-329-SP11

Reviewed By JRM Date 2-19-99

REV 9/18/98

Estimated Posting Date 2-28-99

ZONING DESCRIPTION FOR 14140 FALLS ROAD

Owners: Anilkumar J. and Beverly T Hoffberg

8th Election District

3rd Councilmanic District

Deed Reference: Liber 10094 Page 356.

Metes and bounds description:

BEGINNING for the same in the center of Falls Road at the beginning of a parcel of land which by a deed dated April 1, 1970 and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 5082, folio 203 was conveyed by John H. Ferguson IV and wife to Heinrich J. Losemann and wife and running thence with and binding on the first through the seventh lines inclusive of said parcel of land and binding in or near the center of Falls Road, as the courses are referred to the Baltimore County Grid Meridian, the seven following courses and distances viz: North 41 degrees 03 minutes 44 seconds West 153.50 feet, North 39 degrees 44 minutes 44 seconds West 50 feet, North 35 degrees 14 minutes 44 seconds West 50 feet, North 32 degrees 27 minutes 44 seconds West 50 feet, North 31 degrees 59 minutes 44 seconds West 50 feet, North 31 degrees 47 minutes 44 seconds West 50 feet and North 25 degrees 09 minutes 44 seconds West 50 feet to the center of a culvert, thence leaving said road and binding in or near the center of a stream and binding on the outlines of said last mentioned parcel of land and binding on the outlines of a survey dated August 5, 1974 by Leo W. Rader of a parcel of land which by a deed dated April 15, 1975 and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. No. 5522, folio 509 was conveyed by Alexander C. Short, et al to Richard Klotzman and wife, the fourteen following courses and distances viz: South 69 degrees 47 minutes 55 seconds West 16.40 feet, South 20 degrees 51 minutes 11 seconds West 13.89 feet, South 89 degrees 02 minutes 26 seconds West 23.68 feet, South 76 degrees 50 minutes 43 seconds West 26.79 feet, South 86 degrees 38 minutes 17 seconds West 19.11 feet, South 69 degrees 46 minutes 25 seconds West 31.73 feet, South 84 degrees 21 minutes 48 seconds West 31.05 feet, South 58 degrees 44 minutes 37 seconds West 22.36 feet, South 44 degrees 20 minutes 46 seconds West 62.26 feet, South 17 degrees 53 minutes 17 seconds West 96.70 feet, South 3 degrees 04 minutes 57 seconds East 31.71 feet, South 12 degrees 27 minutes 27 seconds West 47.04 feet, South 2 degrees 18 minutes 56 seconds East 57.30 feet and South 0 degrees 33 minutes 40 seconds West 66.70 feet to the beginning of the sixteenth or South 82 degrees 23 minutes West 967 foot line of said last mentioned parcel of land which was conveyed by Ferguson to Losemann, thence leaving said stream and running with and binding on a part of said sixteenth line, South 73 degrees 53 minutes 16 seconds West, passing over a concrete monument heretofore set at the distance of 16.82 feet, in all, 775.40 feet to a pipe set in said sixteenth line, distant North 73 degrees 53 minutes 16 seconds East 189.60 feet measured reversely along said sixteenth line from a concrete monument heretofore set at the end of said line, thence leaving said outline and running for a line of division, South 22 degrees 23 minutes 02 seconds East 732.43 feet to a pipe set in the northernmost outline of Lot No. 2 as shown on the Plat of Shawan Manor which plat is recorded among the Plat Records of Baltimore County in Plat Book E.H.K., Jr. No. 36, folio 26 and to intersect the twenty-first line of the aforesaid parcel of land which was conveyed by Ferguson to Losemann, thence binding on said outline of Lot No. 2 and running with and binding on the outlines of said parcel of land which was conveyed by Ferguson to Losemann, North 86 degrees 06 minutes 00 seconds East 282.59 feet to a pipe distant South 86 degrees 06 minutes 00 seconds West 295.36 feet from a stone heretofore set, said stone being located at the northeast corner of said Lot No. 2, thence leaving said outlines and running for a line of division now made parallel with and distant 20 feet westerly measured at a right angle from the twenty-second or North 12 degrees 26 minutes East 659 foot line of said parcel of land which was conveyed by Ferguson to Losemann, North 3 degrees 46 minutes 41 seconds East 385.00 feet to a pipe, thence continuing to run for a line of division, North 86 degrees 06 minutes 00 seconds East 20.18 feet to a pipe now set in said twenty-second line, thence running with and binding on a part of said twenty-second line, North 3 degrees 46 minutes 41 seconds East 183.36 feet to a pipe set in said line, said pipe also being in the second or South 10 degrees 29 minutes 30 seconds West 247.34 foot line of a parcel of land which by a Deed dated July 7, 1971 and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 5200, folio 336 was conveyed by Norton J. Stenersen to Heinrich J. Losemann and wife, said pipe being distant 91.92 feet measured along said second line from the beginning thereof, thence leaving said outline and running for lines of division through said last mentioned parcel of land, the three following courses and distances viz: North 80 degrees 25 minutes 07 seconds East 59.97 feet to a pipe, North 64 degrees 22 minutes 07 seconds East 86.98 feet to a pipe and North 5 degrees 49 minutes 07 seconds East 106.33 feet to a pipe set in the first line of said last mentioned parcel of land and also in the last line of the first herein mentioned parcel of land, said pipe being distant 152.71 feet measured along said last line from the beginning thereof, thence running with and binding on part of said last line and binding reversely on a part of the first line of said parcel of land which was conveyed by Stenersen to Losemann, North 69 degrees 33 minutes 13 seconds East 309.00 feet, thence leaving said outline and running for lines of division through said parcel of land which was conveyed by Stenersen to Losemann and running along and south of a fence there situate, the two following courses and distances viz: South 80 degrees 45 minutes 01 second East 12.62 feet and North 72 degrees 47 minutes 23 seconds East 209.44 feet to the center of Falls Road and to intersect the last line of said parcel of land which was conveyed by Stenersen to Losemann, thence running with and binding on a part of said last line and binding in the center of Falls Road, North 42 degrees 23 minutes 36 seconds West 19.49 feet to the place of beginning. Containing 13.000 Acres of land more or less. The improvements thereon being known as No. 14140 Falls Road.

SUBJECT to a highway widening and a 10 foot revertible slope easement along the southwest side of Falls Road, said highway widening and 10 foot revertible slope easement being shown on a plat entitled The Losemann Property and recorded among the Plat Records of Baltimore County in Plat Book E.H.K., Jr. No. 40, folio 25.

EXHIBIT A (continued)

99-329-SPH 329

Description of Work

The north and east facing exterior walls of the area shown in red are to be demolished and new exterior walls are to be constructed. The new walls will be further inside of the existing structure. The area shown in red will no longer be enclosed.

An engineer from the County visited the property and has determined that the walls to be demolished are unsafe. The Historic Commission visited the site in December and approved both the demolition and the new construction at its December meeting.

99.329-SPH
329.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

AND 329.

No. 062302

DATE 2-19-99 ACCOUNT P.O. 001 6150.

AMOUNT \$ 50.00

RECEIVED FROM: ANIL KUMAR & DEEPA T. HOFFBERG

FOR: ADRIAN. SPECIAL HEARING (HISTORIC.)

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

5007

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

AND 329.

No. 062302

DATE 2-19-99 ACCOUNT P.O. 001 6150.

AMOUNT \$ 50.00

RECEIVED FROM: ANIL KUMAR & DEEPA T. HOFFBERG

FOR: ADRIAN. SPECIAL HEARING (HISTORIC.)

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

5007

PAID RECEIPT
PROCESS ACTUAL FID
2/23/1999 2/23/1999 13:14:15
REG MODS CASHIER PAID'S NEW DRAWER
5 MISCELLANEOUS CASH RECEIPT
Receipt # 076330
CR NO. 062302

50.00 CASH
Baltimore County, Maryland

99-329-SPH

CASHIER'S VALIDATION

PAID RECEIPT
PROCESS ACTUAL FID
2/23/1999 2/23/1999 13:14:15
REG MODS CASHIER PAID'S NEW DRAWER
5 MISCELLANEOUS CASH RECEIPT
Receipt # 076330
CR NO. 062302

50.00 CASH
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

ALM. S. NRG.

RE Case No

99-329 SPH

Petitioner/Developer

O'KEEFE, ETAL

Date of Hearing/Closing

3/15/99

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention Ms. Gwendolyn Stephens

Ladies and Gentlemen

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law

were posted conspicuously on the property located at #14140 FALLS RD.

The sign(s) were posted on

2/25/99
(Month, Day, Year)

Sincerely

Patrick M O'Keefe 2/26/99
Patrick M O'Keefe 2/26/99

(Signature of Sign Poster and Date)

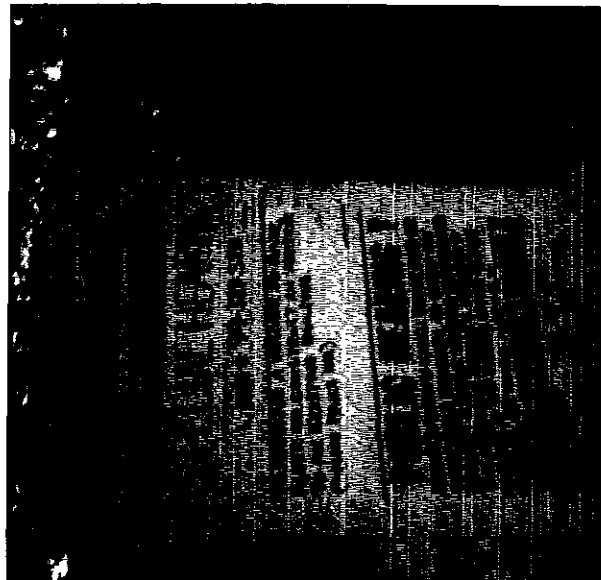
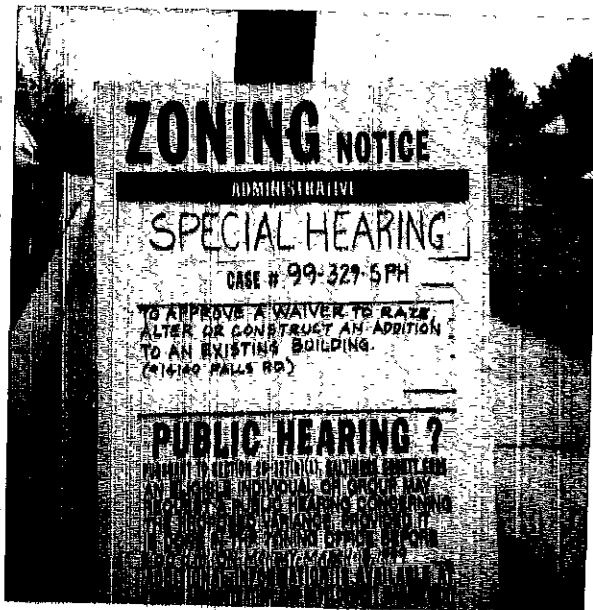
PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

(Address)

HUNT VALLEY MD 21030



99-329 SPH
#14140 FALLS RD

99-329-SPH
#14140 FALLS RD.

CL. 3/15/99

ADMINISTRATIVE SPECIAL HEARING INFORMATION SHEET AND DATES

Case Number 99- 329 -SPH Address 14140 FALLS RD -

Contact Person: JOAN R. ALEXANDER Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 2-19-99 Posting Date: 2-28-99 Closing Date: 3-15-99

Any contact made with this office regarding the status of the administrative special hearing should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE SPECIAL HEARING SIGN FORMAT

Case Number 99- 329 -SPH Address 14140 FALLS RD

Petitioner's Name ACFEBOLD Telephone _____

Posting Date: 2-28-99 Closing Date: 3-15-99

Wording for Sign: Administrative Special Hearing to approve A WAIVER TO REZE
ALLEN ON CONSTRUCT AN ADDITION TO
BUILDING.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 329

Petitioner: Anilkumar S. BEGOWIT. HOFFBERG.

Location: 14146 Falls Rd.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Anilkumar Hoffberg

ADDRESS: Box 127

Butler Md 21023

PHONE NUMBER: 410 785 0383

AJ:ggs

(Revised 09/24/96)

529

Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

PROPERTY ADDRESS: _____

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: _____

plat book# _____, folio# _____, lot# _____, section# _____

OWNER: _____



North

date: _____

prepared by: _____

Scale of Drawing: 1" = _____



Vicinity Map
Scale: 1" = 1000'

LOCATION INFORMATION

Election District: _____

Councilmanic District: _____

1" = 200' scale map#: _____

Zoning: _____

Lot size: _____

acreage square feet

SEWER: ☐ public ☐ private

WATER: ☐ yes ☐ no

Chesapeake Bay Critical Area: ☐ ☐

Prior Zoning Hearings: _____

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE#: _____



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 15, 1999

Mr. Anilkumar Hoffberg
14140 Falls Road
Butler, MD 21023

RE: Case No.: 99-329-SPH
Petitioner: Anilkumar Hoffberg
Location: 14140 Falls Road

Dear Mr. Hoffberg:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on February 28, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures





**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

March 11, 1999

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF FEBRUARY 29, 1999

Item No.: See Below

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

315, 316, 317, 319, 321, 325, 326, 327, 328, AND (329)

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: March 19, 1999

FROM: Robert W. Bowling, Supervisor
 Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
 for March 1, 1999
 Item No. 329

The Bureau of Development Plans Review has reviewed the subject zoning item. Falls Road, Maryland Route 25, is a State road. All improvements, intersections, entrances, drainage requirements and construction affecting a State road right-of-way are subject to the Standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.

RWB:HJO:jrb

cc: File

ZONE0301.329

Clue 3/15

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development Management

DATE: -----

FROM: R. Bruce Seeley, Project Manager *RS/JS*
Development Coordination
DEPRM

SUBJECT: Zoning Advisory Committee

Distribution Meeting Date: 3/1/99

The Department of Environmental Protection and Resource Management has
no comments for the following Zoning Advisory Committee Items:

Item #'s:

329
325



Baltimore County
Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

March 11, 1999

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF FEBRUARY 29, 1999

Item No.: See Below

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

315, 316, 317, 319, 321, 325, 326, 327, ~~328~~ AND 329

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 2.22.99

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

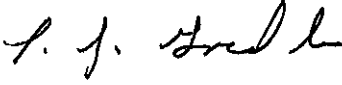
RE: Baltimore County
Item No. 329 JRA

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

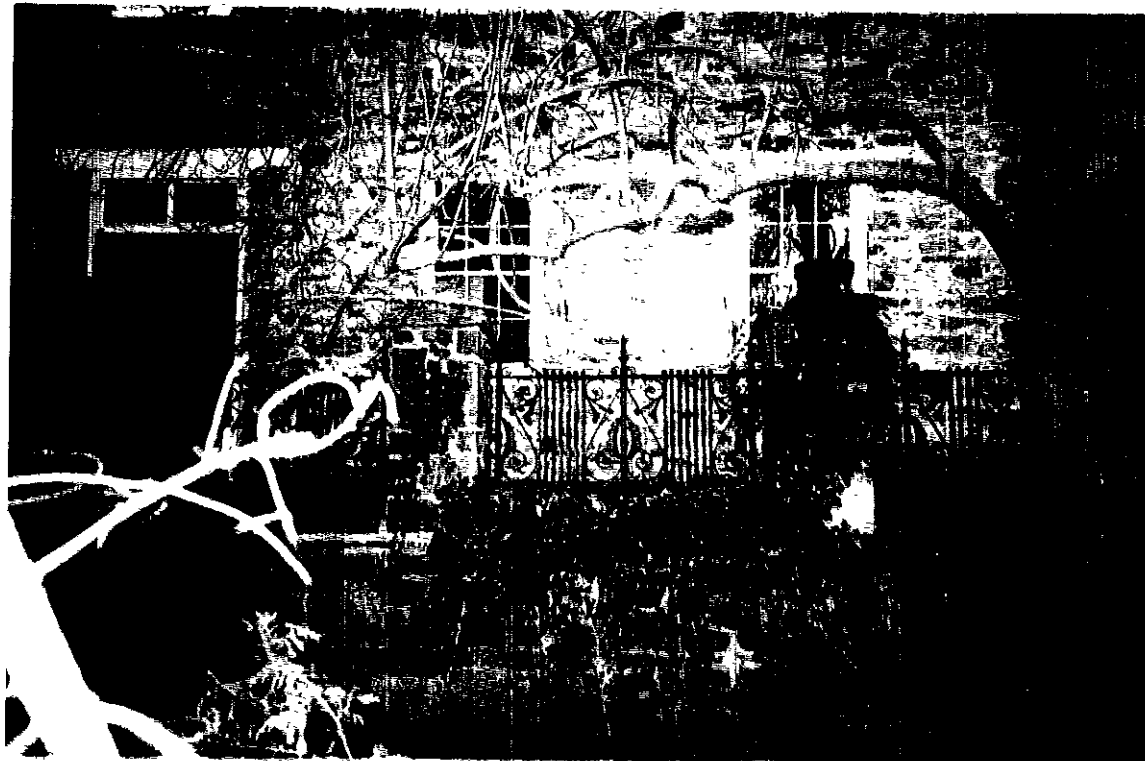
Very truly yours,


Michael M. Lenhart, Acting Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



99-329-SPH



99-329-SPH

329

[illegible]



NEW DOORS

LINE OF EAST STRUCTURE.
B-CROWNED

SERVICE BERT. DOOR WITH
 WINDOW. FILL IN STRIKE UNDER
 NEW WINDOW.
 SERVICE BERT. DOOR WITH
 WINDOW & MAKE 2 NEW
 WINDOW OPENINGS ON EITHE-
 R SIDE. FILL IN STRIKE UNDER
 NEW WINDOW.

[illegible]

KEY PLAN

[illegible]

14140 FALLS ROAD
Additions & Renovations

SHEET CONTENTS

HB F plus

ARCHITECTS

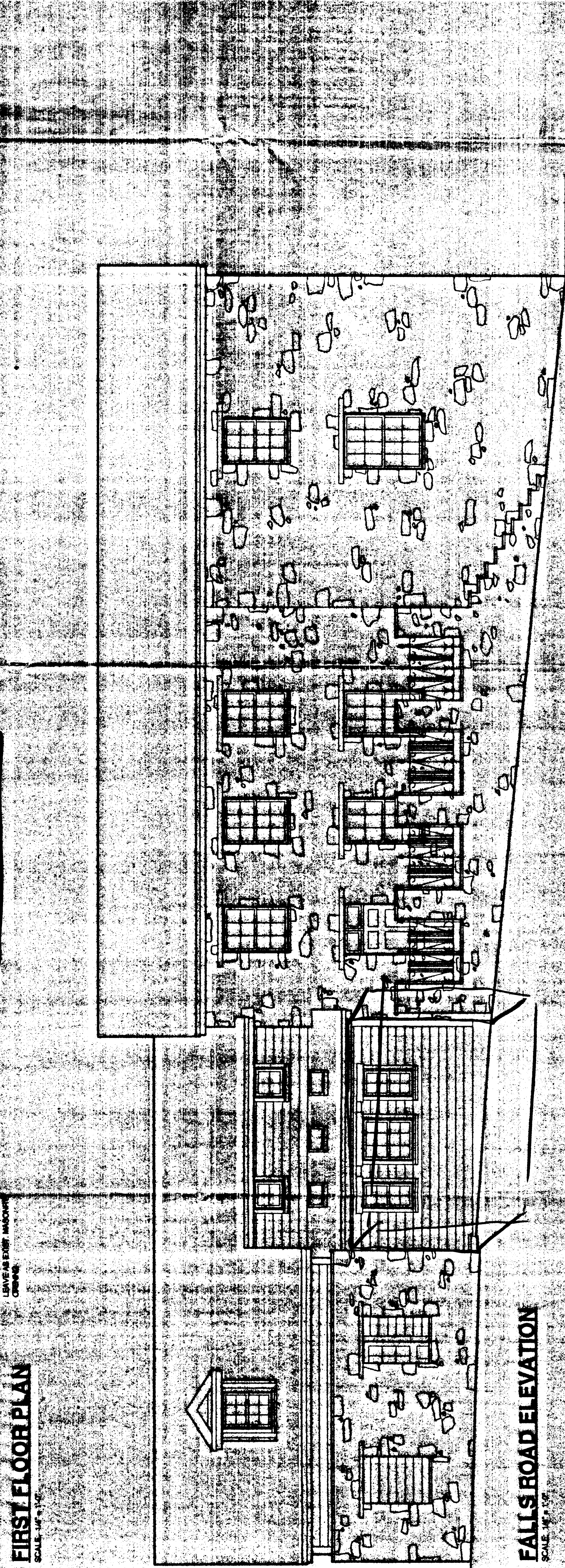
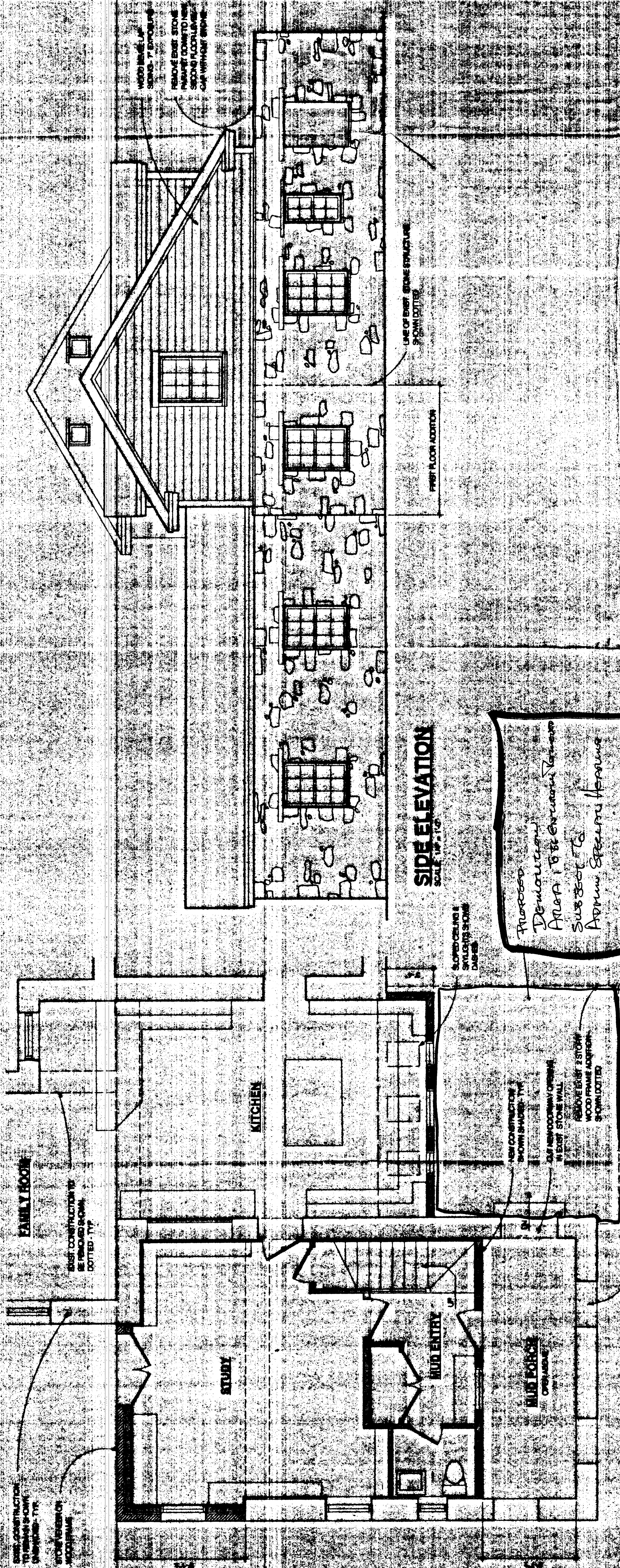
1777 REISTERSTOWN ROAD, SUITE 1100
BALTIMORE, MARYLAND 21286
410-666-0829

410-665-0253
THOMAS WARRLAND #1208

DRAWN BY	CHECKED BY
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TO ORDER:

APPROVED



KEY NOTES

REVENUE

KEY PLAN:

REVISIONS

14140 FALLS ROAD
Additions & Renovations

HBF plus
ARCHITECTS

177 REGISTERSTOWN ROAD, SUITE 115
BALTIMORE, MARYLAND 21201
410-486-0253

DRAWN BY	CHECKED BY
DATE	DATE
APPROVED	

99-329-SPH 329



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

LOCATION

GENTSVILLE

SCALE

1" = 200'

SHEET

N.W.

20-E

DATE
OF
PHOTOGRAPHY
JANUARY
1986

09-329-SPA

329

MICROFILMED